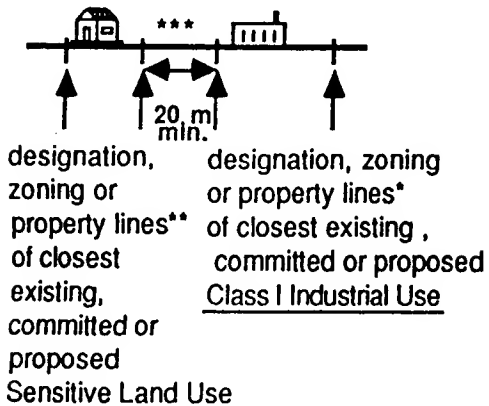


SEPARATION DISTANCES

(Section View)

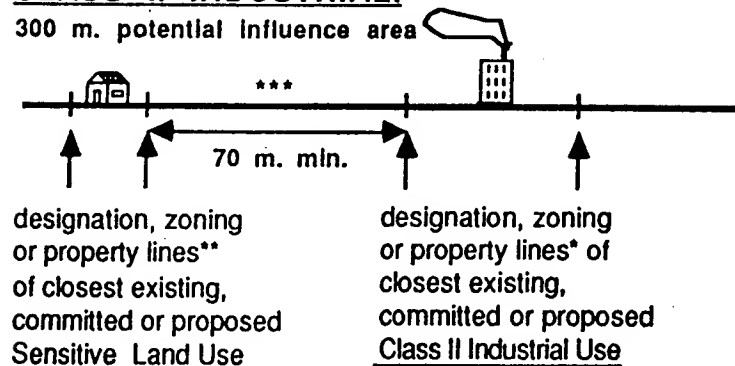
CLASS I INDUSTRIAL:

70 m. potential influence area



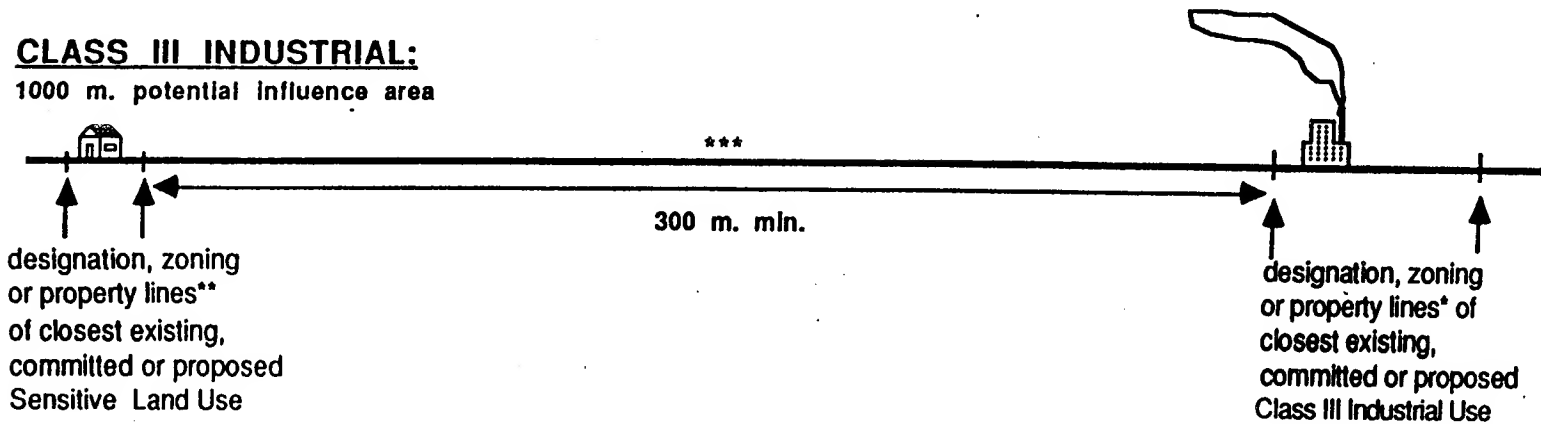
CLASS II INDUSTRIAL:

300 m. potential influence area



CLASS III INDUSTRIAL:

1000 m. potential influence area



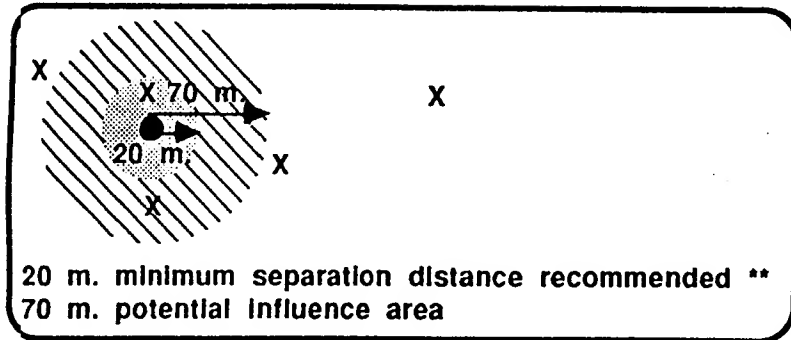
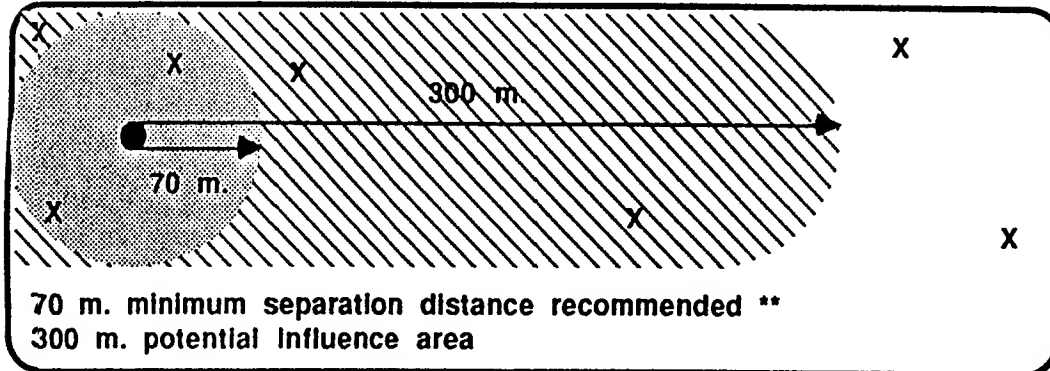
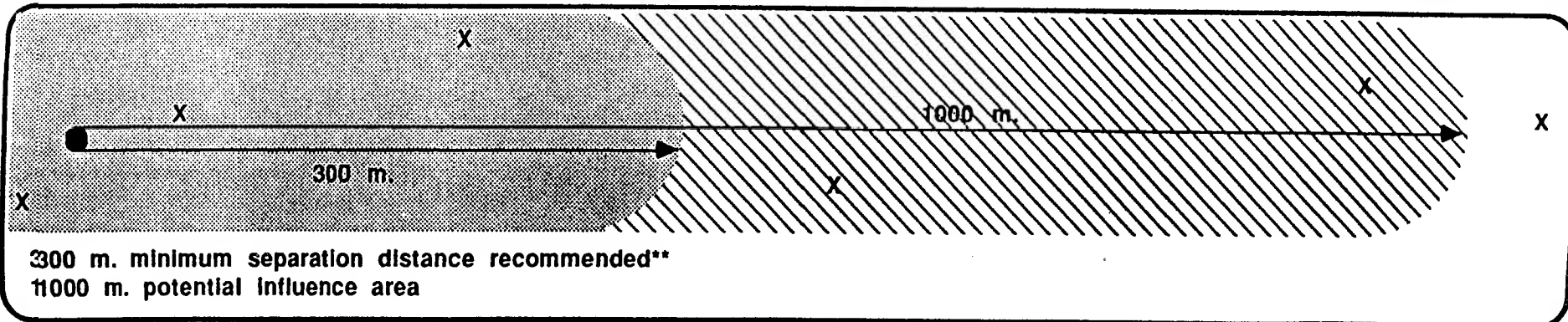
* The set backs established in a zoning by-law can be included in the separation distance measurement if the by-law or site plan control precludes the use of the set back for activities that could create an adverse effect. [See Section 4.4.3, "Zoning/Site Plan Control (Industrial Land Uses)".]

** Where the established use of on-site & ancillary lands associated with a sensitive land use are not of a sensitive nature (e.g. a parking lot or roadway), measurement may be taken to where the sensitive activities actually begin. [See Section 4.4.2, "Site Specific Plans & Section 4.4.4, "Ancillary Uses (Sensitive Land Use)".] This approach may be particularly appropriate for redevelopment/infill proposals. [See Section 4.10, "Redevelopment, Infilling"]

*** No Incompatible development should normally take place within the Recommended Minimum. [See Section 4.3, "Recommended Minimum", Section 4.10, "Redevelopment, Infilling & Mixed Use Areas" and Section 4.2.5, "Off-Site Separation Distances".]

SEPARATION DISTANCES

(PLAN VIEW)

CLASS I INDUSTRIAL:CLASS II INDUSTRIAL:CLASS III INDUSTRIAL:**Legend:**

● Existing* Land Use

X Proposed* Land Uses

Recommended Minimum - Incompatible Development should not normally be permitted. [See Section 4.3, "Recommended Minimums" and Section 4.10, "Redevelopment, Infilling", for exceptions.]

Potential Influence Area or Actual Influence Area - "Adverse Effects" need to be identified, mitigation proposed, & an assessment made on the acceptability of the proposal. (See Section 4.1, "Influence Area Concept".)

Acceptable Range - Beyond the Potential Influence Area or Actual Influence Area, therefore normally development in this range should not pose a compatibility problem. (See also Section 4.5.2, "Separation Distance Greater than the Potential Influence Area" for exceptions.)

* Note: If the existing use is industrial, then the proposed use is sensitive, and vice versa.

** See Section 4.10, "Redevelopment, Infilling & Mixed Use Areas" for exceptions.

See also Section 4.4, "Measuring Separation Distance".

Note: Drawing not to scale.